

ZB# 86-9

DeRobertis / Perez

35-1-92

#86-9 - De Robertis, Steven / Perez, Alfonso / lot area variance
(owner) (Contract Dir.)

Helim.
April 14, 1986

Ordered hist on 4/1/86.

Public Hearing:
April 28, 1986.

area.
variance
Granted
on 4/28/86

General Receipt

7539

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

April 28, 1986

Received of

Al Perez

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

ZBA application fee

DISTRIBUTION:

FUND	CODE	AMOUNT
Cash		\$25.00

By

Pauline J. Townsend

Town Clerk

Title



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

April 29, 1986

Mr. Alfonse Perez
2 Judd Circle
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#86-9

Dear Mr Perez:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant the above request for an area variance. This decision was made at the April 28, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

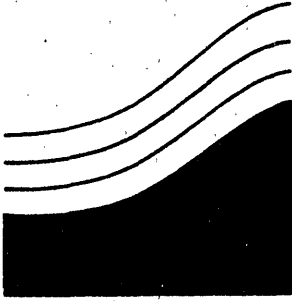
/pd

cc: Town Building Inspector
Planning Board

cc: Mr. Steven De Robertis

4/28/86 Public Hearing - Perez/DeRobertis - #86-9.

	<u>Name:</u>	<u>Address:</u>
no objection	Louise Armstrong	Box 229A Riley Road New Windsor, NY 12550
no objection	Helen Tucker ✓	13 Hickory Ave — New Windsor, NY 12550
	Padlogny Boris and Alex.	4, Sunrise Ter., New Windsor, N.Y. 12550
no objection	KIRK J Williams	200 RILEY ROAD, NEW WINDSOR, NY



CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY

SHOKAN, NEW YORK 12481

(914) 657-2304

HARVEY W. SCHULTZ
Commissioner

JOSEPH P. CONWAY, P.E., Director
Assistant Commissioner

May 5, 1986

Mr. Jack Babcock
Zoning Board of Appeals
Town of New Windsor
New Windsor, NY 12550

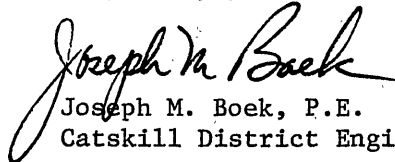
Re: Notice of request for variance
Steven DeRobertis and Alfonso Perez
Appeal Number 9

Dear Mr. Babcock:

This is in reply to the notice we recieved on April 28, 1986 concerning the request for variance of Section 48-12-Table of Use/Bulk Regs.-Col.C.

Please be advised that this Department had no objection to construction of a one family dwelling on property located on Tax Map Section 35;Block 1, Lot 92, as this property is not adjacent to New York City property and our facility will not be adversely affected.

Very truly yours,


Joseph M. Boek, P.E.
Catskill District Engineer

JIC:lm
cc

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of
STEVEN DE ROBERTIS/ALFONSO PEREZ

DECISION GRANTING
AREA VARIANCE

#86-9.

-----X

WHEREAS, STEVEN DE ROBERTIS (owner), 176 East Main Street, Washingtonville, New York, and ALFONSO PEREZ, 2 Judd Circle, New Windsor, New York, have made application before the Zoning Board of Appeals for an area variance for the purpose of:

Construction of a one-family residential dwelling on a lot located on Riley Road, New Windsor, N. Y. with insufficient lot area in an R-3 zone.

WHEREAS, a public hearing was held on the 28th day of April, 1986 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant PEREZ appeared in behalf of himself and furnished a letter from the owner (DE ROBERTIS), substantiating the fact that permission was granted for the application; and

WHEREAS, the application was unopposed;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows that applicant sought permission to construct a residential dwelling which lot area would be insufficient by 17,670 s.f. to meet the requirements on the newly-adopted bulk tables for the R-3 zone.
3. The R-3 zone (established through Amendments to the Zoning Local Law adopted on 3/5/86) requires a minimum lot area of 32,670 s.f. without Town water.
4. The evidence presented by the applicant substantiated the fact that practical difficulty would be encountered if the applicant was denied the area variance.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted since there is no additional property which can be acquired in order to meet the rear yard requirement.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are one-family residential dwellings in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 17,670 s.f. lot area variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 12, 1986.

Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-9

Date: 4/14/86

I. Applicant Information: STEVEN DE ROBERTIS and MICHELE DE ROBERTIS

- (a) 176 R. East Main Street, Washingtonville, NY x
(Name, address and phone of Applicant) (Owner)
- (b) ALFONSO PEREZ, 2 Judd Circle, New Windsor, N.Y. 12550
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- | | |
|---|---|
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Sign Variance |
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Special Permit |

III. Property Information:

- (a) R-3 Riley Road, New Windsor, NY 35-1-92 100 x 150 ft.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 7/11/84
- (e) Has property been subdivided previously? Yes When? 1977
- (f) Has property been subject of variance or special permit previously? No When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes 4/3/86
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance: N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/BlkRegs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 s.f.</u>	<u>15,000 s.f.</u>	<u>17,670 s.f.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Applicant has 15,000 s.f. unimproved lot which would have been totally in conformance with the previous Zoning Local Laws previous to 3/5/86. Since there is no available land to be purchased in order to meet the requirements of the amended Zoning Local Laws, Applicant feels that he meets the practical difficulty test and must seek relief through an area variance.

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>sq.ft.</u>	<u>sq.ft.</u>	<u>sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit: N/A

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant intends to construct a raised ranch-type single family residence in conformance with the R-3 residential zoning in the area. Quality of the neighboring zones will not be disturbed through the granting of this request.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date April 14, 1986

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Alfonso Perry
(Applicant)

Sworn to before me this

11th day of April, 19 86.

Patricia Delio

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970776
Qualified in Orange County
Commission Expires March 30, 1987

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Revised: 4/7/86.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim. ④
4/14/86.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/3, 1986.

To Alfonso PEREZ

2 Judd Circle

New Windsor 12530 (562-0341)

PLEASE TAKE NOTICE that your application dated, 19.....

for permit to Build Home

at the premises located at Riley Rd. District R-3

35-1-94

is returned herewith and disapproved on the following grounds:

Lot Size 15,000 Sq Ft Requirement 32,670 Sq Ft

Need Variance of 17,670 Sq Ft

John J. Finnegan Asst. Zoning Insp.
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	32,670	15,000
Min. Lot Width		17,670
Rear Front Yd		

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/3, 1986

To Alfonso Perez

2 Judd Circle

New Windsor 12538 (562-0341)

PLEASE TAKE NOTICE that your application dated, 19.....

for permit to Build Home

at the premises located at Riley Rd. District R-3

35-1-92

is returned herewith and disapproved on the following grounds:

Lot Size 15,000 Sq Ft Requirement 32,670 Sq Ft

Need Variance of 17,670 Sq Ft

John F. Fenneyan Asst. Zoning Insp.
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670</u>	<u>15,000</u>	<u>17,670</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>7</u>	<u>7</u>	<u>7</u>
Floor Area Ratio** <u>1.2</u>		<u>1.2</u>

* Residential Districts only

** Non-residential districts only

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim
April 14, 1986
7:30 p.m.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/3, 1986

To Alfonso Perez

2 Judd Circle

New Windsor, N.Y. 12550

226-7231-AL

(562-0341) Dad-Andy

PLEASE TAKE NOTICE that your application dated 4/2, 1986

for permit to Build Home

at the premises located at Riley Rd. - District R-3

35-1-92

is returned herewith and disapproved on the following grounds:

Lot 12c 15,000 Sq Ft ~~Need~~ Has 32,670 no water
21,780 Sq Ft

Need VARIANCE OF 6,780 Sq Ft 17,670 sq ft.

John Innegan Asst. Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 sf.</u>	<u>15,000 sf.</u>	<u>6,780 17,670 sf.</u>
Min. Lot Width <u>-</u>	<u>-</u>	<u>-</u>
Reqd. Front Yd. <u>-</u>	<u>-</u>	<u>-</u>
Reqd. Side Yd. <u>7</u>	<u>7</u>	<u>1</u>
Reqd. Rear Yd. <u>-</u>	<u>-</u>	<u>-</u>

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/3 1986

To Alfonso Perez

2 Judd Circle

New Windsor, N.Y. 12550

226-7231-AL

(562-0341) Dad-Andy

PLEASE TAKE NOTICE that your application dated 4/2 1986

for permit to Build Home

at the premises located at Riley Rd. - District R-3

35-1-92

is returned herewith and disapproved on the following grounds:

Lot size 15,000 Sq. Ft. Has 32,670 no water.
Need 21,780 Sq. Ft.

Need VARIANCE OF 6,780 Sq. Ft. 17,670 sq. ft.

John Innegan Asst. Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 s.f.</u>	<u>15,000 s.f.</u>	<u>6,780 17,670 s.f.</u>
Min. Lot Width <u>—</u>	<u>—</u>	<u>—</u>
Reqd. Front Yd. <u>—</u>	<u>—</u>	<u>—</u>
Reqd. Side Yd. <u>7</u>	<u>7</u>	<u>—</u>
Reqd. Rear Yd. <u>—</u>	<u>—</u>	<u>—</u>
Reqd. Street Frontage* <u>—</u>	<u>—</u>	<u>—</u>
Max. Bldg. Hgt. <u>—</u>	<u>—</u>	<u>—</u>
Min. Floor Area* <u>—</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>—</u> %	<u>—</u> %	<u>—</u> %
Floor Area Ratio** <u>—</u>	<u>—</u>	<u>—</u>

* Residential Districts only

** Non-residential districts only

Name of Owner of Premises Andres Perez Bucaros, Jr. (Contract Vendor)
Address 2 Tudor Circle New Windsor, NY Phone 562-0341
Name of Architect Frank Horvath
Address 1 Creek Run Road Phone ..
Name of Contractor Perry Beltra
Address .. Phone 562-0341
State whether applicant is owner, lessee, agent, architect, engineer or builder Builder
If applicant is a corporation, signature of duly authorized officer.

Alfonso Perez Bucaros
(Name and title of corporate officer)

1. On what street is property located? On the .. side of Riley Road
(N. S. E. or W.)
and feet from the intersection of ..
2. Zone or use district in which premises are situated ..
3. Tax Map description of property: Section 35 Block 1 Lot 92
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy vacant land b. Intended use and occupancy 1 family
5. Nature of work (check which applicable): New Building ☒ Addition Alteration Repair Removal
Demolition Other
6. Size of lot: Front 110 Rear 110 Depth 150 Front Yard 50 Rear Yard 75 Side Yard 30
Is this a corner lot? N.D.
7. Dimensions of entire new construction: Front 40 Rear 40 Depth 24 Height 22 Number of stories 2
8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor
Number of bedrooms 3 Baths 1 Toilets 1
Heating Plant: Gas Oil 1 Electric /Hot Air Hot Water
If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use
10. Estimated cost \$46,000.00 Fee
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

Address..... Phone ... 562-0341

State whether applicant is owner, lessee, agent, architect, engineer or builder..... *Builder*

If applicant is a corporation, signature of duly authorized officer.

Alfred R. Rios
(Name and title of corporate officer)

1. On what street is property located? On the..... side of.....
(N. S. E. or W.)

andfeet from the intersection of.....

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section..... 35..... Block..... 1..... Lot..... ~~92~~ 92.....

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy .. *vacant land*..... b. Intended use and occupancy .. *1 family*.....

5. Nature of work (check which applicable): New Building..... ☒ Addition..... Alteration..... Repair..... Removal.....

Demolition..... Other.....

6. Size of lot: Front. *ND* Rear. *ND* Depth. *50* Front Yard. *50* Rear Yard. *7.5* Side Yard. *30*

Is this a corner lot? *ND*.

7. Dimensions of entire new construction: Front. *40* Rear. *40* Depth. *24* Height. *22* Number of stories *2*..

8. If dwelling, number of dwelling units. *1*... Number of dwelling units on each floor.....

Number of bedrooms. *3*... Baths. *1*... Toilets. *1*...

Heating Plant: Gas..... Oil. *1*... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars. *1*...

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....

10. Estimated cost *\$46,000.00*..... Fee
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

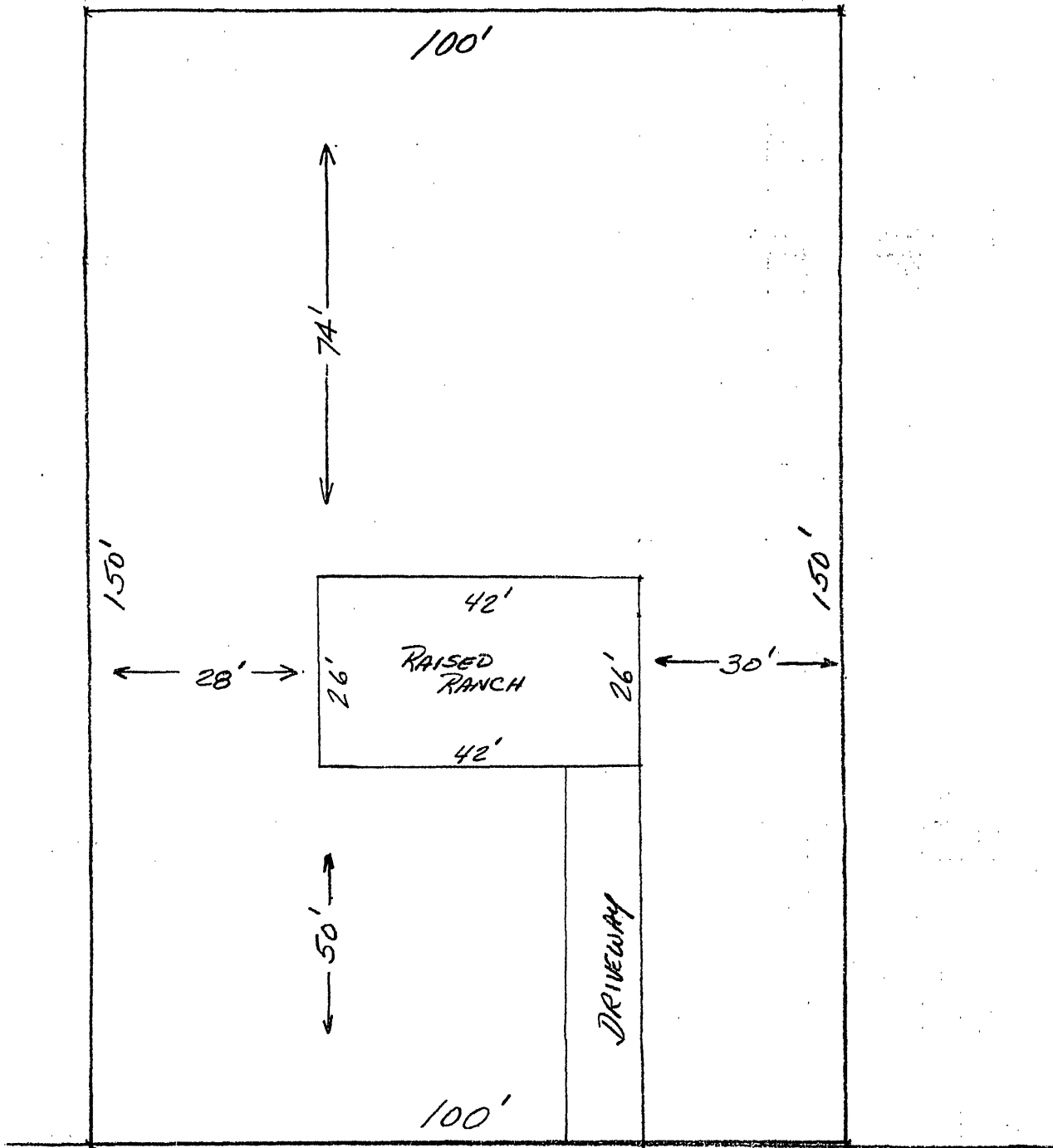
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REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.



RILEY ROAD

ANC.

SCALE: .

DATE: 4

RILE

SEC:

Mr. & Mrs. DeRobertis allow Andres Perez Builders to apply for a zoning variance on the minimum lot size requirement on their property in the Town of New Windsor, Sec.35, Blk 1 Lot 92; with our full knowledge and cooperation that Andres Perez Builders, Inc. be allowed to do so.


STEVEN DeRobertis


Michele DeRobertis



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

17

April 7, 1986

Mr. Steven G. De Robertis
176 R East Main St
Washingtonville NY 10992

RE: 35-1-92

Dear Mr. De Robertis:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Christian E. Jahrling
JK

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

7 Acres Sportsmen Club Inc
c/o Philip Infante ✓
RD2 Box 204
Riley Road
New Windsor NY 12550

Muller William
& Gloria ✓
RD2 Riley Rd Box 228
New Windsor NY 12550

Williams Kirk ✓
& Rosemary
Domino Gaspar
& Rosemary
RD2 Riley Rd
New Windsor NY 12550

Tarnovsky George V
& Evelyn M
RD2 Riley Rd
New Windsor NY 12550

Infante Philip J ✓
& Winifred
RD2 Box 204 Riley Rd
New Windsor NY 12550

Williams Kirk
& Rosemary ✓
RD2 Riley Rd
New Windsor NY 12550

Thompson Steven C ✓
& Eileen T
RD2 Riley Rd
New Windsor NY 12550

NYC Dept of Water Supply ✓
D E P Audits & Accounts ✓
Att: Supervisor of Real Estate
Tax Disbursements
346 Broadway Room 901
New York NY 10013

Martin Philomena ✓
McAndrew Eugene ✓
& Pauline
Donahue Mary
RD2 Box 308 East Rd
Wallkill NY 12589

State of New York ✓
Dept of Public Works
Albany NY

Spiliotis Antonios ✓
& Ekaterini
RD2 Riley Rd
New Windsor NY 12550

Davis Leonidas ✓
234 Main St
Highland Falls NY 10928

Tucker Helen C ✓
13 Hickory Ave
New Windsor NY 12550

Cassiello Nancy J ✓
& Gary J
204B Riley Rd
New Windsor NY 12550

Infante Anthony S ✓
& Byron T & Philip J
RD2 Riley Rd
New Windsor NY 12550



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

Babcock Steven
& Vasquez Carmen R ✓
RD2 Riley Rd
New Windsor NY 12550

Armstrong Louise E ✓
RD2 Riley Rd
New Windsor NY 12550

Armstrong Samuel ✓
& Elsa
RD2 Riley Rd
New Windsor NY 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARING BEFORE THE ZBA - 4/28/86

DATE: April 16, 1986

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

DE ROBERTIS, STEVEN/ALFONSE PEREZ
(Request for area variance)

I have attached hereto copy of the pertinent application together with public hearing notice which was published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 9

Request of STEVEN DE ROBERTIS and ALFONSO PEREZ
for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit construction of a one-family residential
dwelling with insufficient lot area,
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12 - Table of Use/Bulk Regs.-Col. C
for property situated as follows:

Riley Road, Town of New Windsor, New York,
known and designated as Tax Map Section 35,
Block 1, Lot 92.

SAID HEARING will take place on the 28th day of
April, 19 86, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JACK BABCOCK
Chairman

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

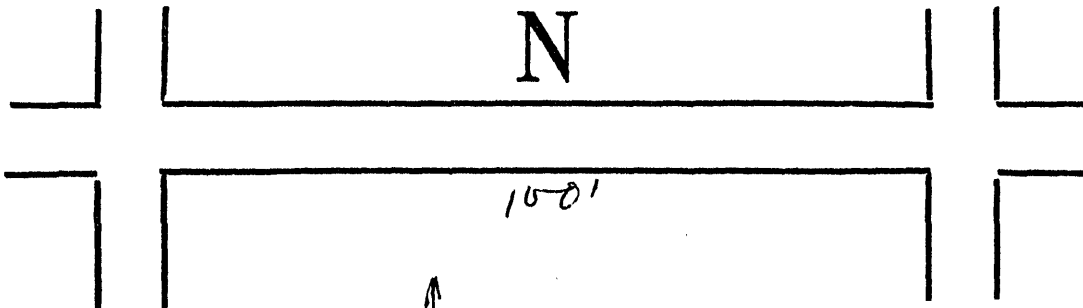
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....*Defonso Perry*.....*2 TUDOR CIRCLE*.....*New Windsor, N.Y.*
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

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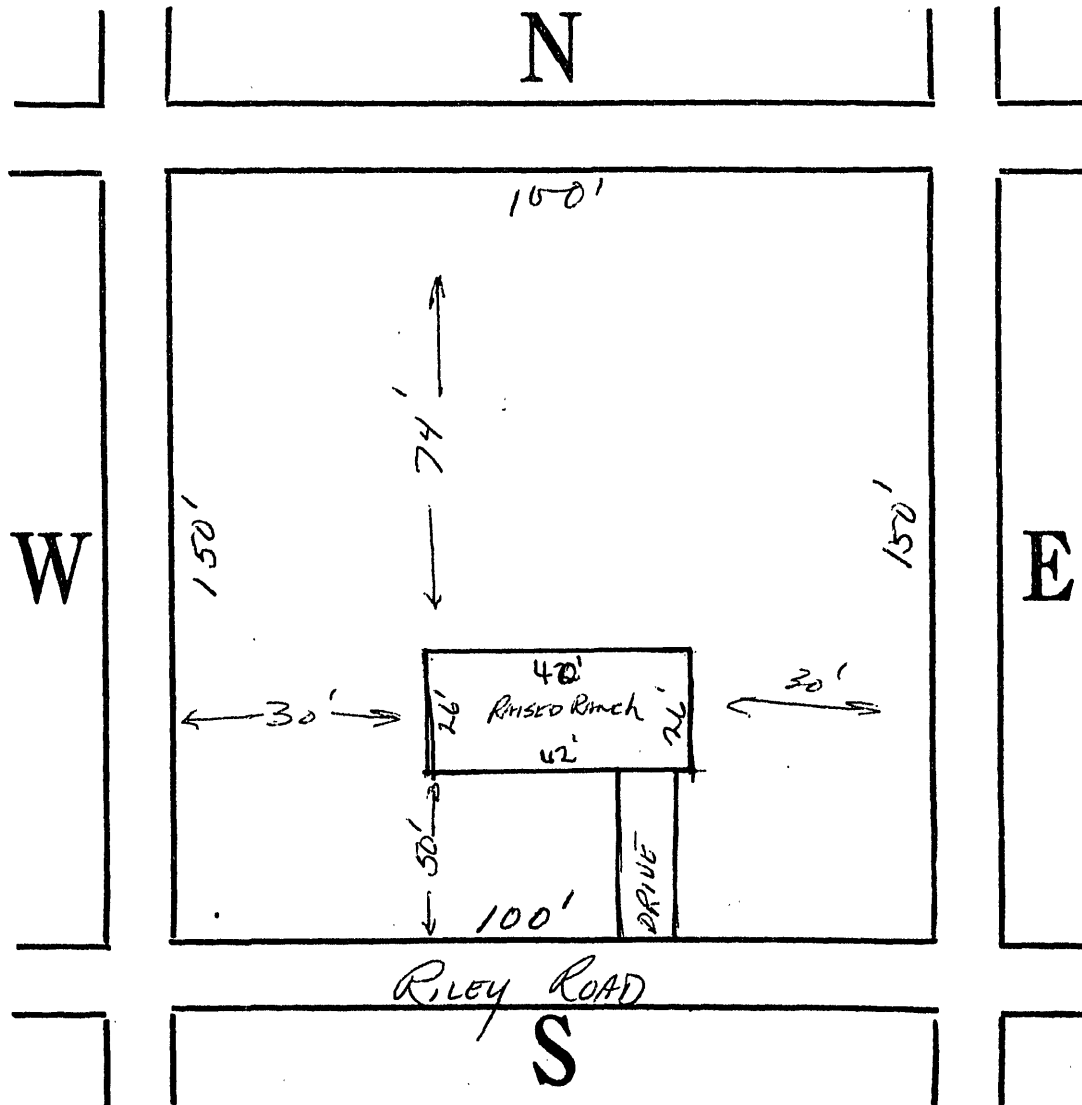
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.....*Refonso Perry, Pres.*.....*2 TOWN CIRCLE, NEW WINDSOR, N.Y.*.....
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

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PROPERTY DESCRIPTION

SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			SEQ.
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL	
35	1	92	29 TOWN OF NEW WINDSOR	1	1	1						

OWNER NO.	LOCATION	DIMENSIONS	ACRES
	LT 3 INFANTE SUB	100x150	

OWNER
ADDRESS

OWNERSHIP RECORD

DEED RECORDED

DATE BOOK PAGE

INFANTE ANTHONY S, BYRON T & PHILIP J

5 27 77 2068 292

UNION AVENUE NEW WINDSOR, N Y

11/83 Montone Richard & Diane 7 Treux Circle

4 30812192 503

151/85 De Robertis Steven G & Michele

176 R East Main St. Washingtonville NY 10992

7 11842289 50

ORANGE COUNTY PROPERTY MAP and RECORDS SYSTEM

